

All roadways shall be public and shall be constructed to Town subdivision regulation requirements.<sup>5</sup>

~ 220-50. Procedures to be adopted by Planning Board.

The Planning Board shall adopt such procedures as part of the subdivision regulations as it may deem necessary in order to ensure sufficient public review of any PRD proposal and to ensure compliance with these and other Town ordinances and regulations.

## ARTICLE VII Affordable Elderly Housing Community

~ 220-51. Objectives and purpose. [Amended 3-14-2006 ATM by Art. P-4]

To provide affordable housing for the elderly (55 years or older) residents of the Town of Plaistow; to keep the developments affordable for an indefinite period of time; and to ensure that the Affordable Elderly Housing Community (AEHC) fits the characteristics of the surrounding area.

~ 220-52. Definitions. [Amended 3-14-2006 ATM by Art. P-4]

As used in this article, the following terms shall have the meanings indicated:

**AFFORDABLE ELDERLY HOUSING** -- The particular project will be state or federally financed, for which no more than 30% of a tenant's (55 years or older) adjusted income as defined by HUD can be spent on rent. Very low, low and some moderate income, as defined by HUD, will qualify for affordable housing.

**ELIGIBILITY** -- Head of household of age 55 years and over and/or anybody handicapped or disabled meeting Social Security or Social Security Supplemental Income criteria.

~ 220-53. General requirements.

A. An AEHC shall be located on a single, undivided parcel or lot of land and shall consist of one or more buildings containing apartments, wherein each apartment shall contain not less than 450 square feet of living space.

B. Minimum frontage of the AEHC shall be 150 feet on a Town road Class V or better. For a back lot, a minimum of 50 feet on the road, 150 feet at the front building line.

C. All zoning regulations of the Town of Plaistow apply, except as specified herein.

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<sup>5</sup>Editor's Note: Former Subsection B, which immediately followed and which provided regulations for maintenance of private roads, was repealed 3-9-2004 ATM by Art. P-43.

D. Number of units (400 to 800 square feet) shall be determined by septic site loading as approved by the Department of Environmental Services and the Town of Plaistow; maximum of 25% two-bedroom units. [Amended 2-10-2001 ATM by Art. P-37]

E. Emergency vehicle access shall be provided to all structures within the elderly housing project.

F. For elderly communities with nine or more bedrooms, a social room having 15 square feet per resident shall be provided. [Added 3-11-2003 ATM by Art. P-21]

G. A laundry room with a minimum of two washers and two dryers and associated tables and/or folding area shall be provided in each building. [Added 3-11-2003 ATM by Art. P-21]

H. Handicap access inside and outside of all buildings shall be per the Americans with Disabilities Act Accessibility Guidelines and/or the Architectural Barrier Free Design Code of the State of New Hampshire. [Added 3-11-2003 ATM by Art. P-21]

~ 220-54. Design requirements.

A. A site plan of the entire parcel shall be presented to the Planning Board of the Town of Plaistow.

B. It shall be located on a single, undivided parcel or lot of land.

C. Minimum lot size for an AEHC shall be based on septic loading, but shall not be less than 40,000 square feet, which may not include water bodies, wetlands, and slopes over 15%. A preliminary subdivision plan by the conventional subdivision method may be required as a submission to substantiate the above. [Amended 2-10-2001 ATM by Art. P-37; 3-14-2006 ATM by Art. P-3]

D. Maximum lot coverage of 50%. [Amended 2-10-2001 ATM by Art. P-37]

E. The water supply and waste treatment system for an AEHC shall be designed in accordance with the standards and requirements of the New Hampshire Water Supply and Pollution Control Commission. [Amended 3-8-2005 ATM by Art. P-18]

F. Driveways shall be a minimum of 24 feet wide paved plus one five-foot-wide sidewalk with a five-foot-wide grass median between. Driveways shall be kept open and accessible at all times to emergency vehicles, police, fire and Town officials in order to promote and maintain health and safety for all the occupants of the AEHC parcel.

G. (Reserved)<sup>6</sup>

H. Walkways shall be a minimum of five feet wide and paved or concrete.

~ 220-55. Procedures to be adopted by Planning Board.

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<sup>6</sup>Editor's Note: Former Subsection G, regarding the building-to-building offset for new construction, was repealed 2-10-2001 ATM by Art. P-37.

The Planning Board shall adopt such procedures as part of the subdivision regulations as it may deem necessary in order to ensure sufficient public review of any AEHC proposal and to ensure compliance with these and other Town ordinances and regulations.

## ARTICLE VIIA

### Access Management Overlay District

[Added 3-12-2002 ATM by Art. P-30]

#### ~ 220-55.1. Purpose; applicability.

This overlay district has been established as a method for managing access and applies to the C1 and Industrial Zoning Districts and provides for a special set of requirements. The purpose of this overlay district is to provide for the orderly development/redevelopment of the state roadways in these zoning districts. Prospective developers of properties along the corridors should be required to incorporate and construct the appropriate components of the following specifications into their development plans.

#### ~ 220-55.2. General requirements.

The underlying zoning and its associated requirements are retained and must be referred to in addition to the following set of requirements:

A. The minimum building setback shall be no less than 100 feet from the center line of the road on which the lot fronts. Undeveloped front yards are required to be no less than 12 feet in width. [Amended 3-9-2004 ATM by Art. P-33; P-45; 3-8-2005 ATM by Art. P-3]

B. Frontage. Within zoning districts where the minimum lot size is 80,000 square feet, the minimum frontage required is 150 feet.

C. Driveway turnaround areas. Driveway turnarounds shall be provided in order to eliminate backing out onto the state roadways.

D. Setbacks for signs. Freestanding sign location(s) should be sufficiently regulated so that they provide adequate information without causing confusion for the traveling public. Specific setback requirements must be based upon several factors, including the posted speed of the road, building setback requirements, dimensional standards for size, including area and height, and lighting method.

E. Minimum distances between driveways.

(1) The minimum distance between driveways on the same and opposing sides of the state roadway, including all road intersections, shall be measured from the center line of the driveways at the right-of-way line and shall be a function of the posted speed in accordance with the following table:

**Table AM-1: Minimum Distances Between Driveways**